



Linda S. Adams
Secretary for
Environmental
Protection



Department of Toxic Substances Control

Maureen F. Gorsen, Director
8800 Cal Center Drive
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Arnold Schwarzenegger
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September 12, 2006

Ms. Gail Youngblood
BRAC Environmental Coordinator
Fort Ord Base Realignment and Closure Office
Post Office Box 5004
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APPROVAL OF FINDING OF SUITABILITY TO TRANSFER, TRACK 0 PLUG-IN GROUP D, TRACK 1 PLUG-IN EAST GARRISON AREAS 2 AND 4 NE, AND TRACK 1 PLUG-IN GROUPS 1 - 5 PARCELS (FOST 10), FORMER FORT ORD, MONTEREY, CALIFORNIA, JULY 2006

Dear Ms. Youngblood:

The Department of Toxic Substances Control (DTSC) has reviewed the Final Finding of Suitability to Transfer (FOST) Track 0 Plug-In Group D, Track 1 Plug-In East Garrison Areas 2 and 4 NE, and Track 1 Plug-In Groups 1 – 5 Parcels (FOST 10) dated September 8, 2006, and the response to DTSC's August 29, 2006 comments. The parcels, acreage, intended use and recipient are listed in Table 1, attached.

DTSC has reviewed Final FOST 10 for the subject parcels and concurs that the parcels are suitable to transfer with the following stipulation. Please include the following as an unresolved comment. DTSC believes the recipient must be aware of the State of California position, which is reiterated below.

There are buildings on some of these Parcels that probably contain lead-based paint, and this paint may have fallen off the buildings into the soil. Further, the Army did not sample the buildings or the soil for lead-based paint. DTSC's position is that any soils surrounding structures containing lead-based paint should first be evaluated by property owners for releases of lead-based paint to soils prior to the property being used for residential or other sensitive uses.

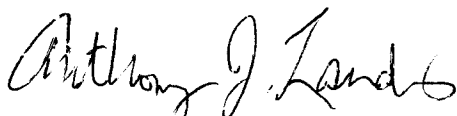
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The FOST contains a section entitled "Environmental Protection Provisions." These provisions will be part of the deed and include a section on lead-based paint which states that the property recipient shall not permit the occupancy or use any of the buildings or structures on the property as residential real property without complying with applicable federal, state and local laws and regulations pertaining to lead-based paint hazards. Please be advised that "lead-based paint hazards" include lead contamination in soil from lead-based paint. DTSC intends to work with all parties to assure the Army's Environmental Protection Provisions and the State law and regulations are complied with regarding lead contaminated soil on former Fort Ord.

DTSC reserves the right to address any appropriate environmental or human health related issues should additional information concerning the environmental condition of subject property become available in the future.

Finally, please note that should this property be considered for the proposed acquisition and/or construction of school properties utilizing state funding, a separate environmental review process in compliance with California Education Code 12710 et. seq will need to be conducted and approved by DTSC.

If you have any questions, please contact me at (916) 255-3732 or Ms. Theresa McGarry, of my staff, at (916) 255-3664.



Anthony J. Landis, P.E.
Chief
Northern California Operations
Office of Military Facilities

Attachment

cc: Mr. Hunter Harvath, AICP
Director of Administration
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cc: Mr. Derek Lieberman
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Mr. David Murray
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Ms. Claire Trombadore
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Mr. Grant Himebaugh
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bcc: Mr. Roman Racca, P.G.
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